



THE STORY OF

10 Burnham Road

North Creake, Norfolk

SOWERBYS

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10 Burnham Road

North Creake, Fakenham,
NR21 9JR

Pretty Period Cottage

Exposed Beams

Cosy Sitting Room with Log Burner

Kitchen/Breakfast Room

Norfolk Pamment Tiles

Three Bedrooms

Short Walk from the Village Pub

Less than Three Miles from Burnham Market

SOWERBYS BURNHAM MARKET OFFICE

01328 730340

burnham@sowerbys.com



“Spend winters in front of the log-burner,
and summers outside in the garden...”

Set in the heart of the village, this is a delightful, end of terrace period cottage with a wonderfully welcoming feel to it.

Originally double fronted, the main entrance has sensibly been moved to the side of the house, and this takes you into the central entrance hall. The ground floor space is almost equally divided into the incredibly snug sitting room which, with its pamment tiles, log burner and exposed beams, is everything a ‘country

cottage’ should be. On the other side of the hall is the kitchen breakfast room, with space for a table to comfortably seat six. The wooden units and work surface, along with more of those traditional Norfolk pamments, continue that cottage feel, and there is also a downstairs WC as well as a back door out to the garden.

Upstairs there are three bedrooms, two doubles and a bunk room, and they all share the smart shower room also on the upper floor.





Relax in the lawned rear garden, with a summer house at the end. Although it's east facing, the garden is open to the south and very sheltered.

This is the end terrace of a row of flint cottages, which are slightly unusual in that they are constructed from fully rounded traditional flint rather than the more common knapped flint. As such it is incredibly pretty and that is part of the reason that 10 Burnham Road has proven to be such a successful holiday cottage.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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ALL THE REASONS



North Creake

IN NORFOLK
IS THE PLACE TO CALL HOME



An attractive village, North Creake is about 3 miles south of Burnham Market towards the market town of Fakenham.

The village lies on the River Burn and has a church, St Mary's, The Jolly Farmers pub, and a village hall which offers a post office service twice a week and is home to the Amateur Dramatic Society, Creakes Gardeners Club and the Cinema of the Creakes, playing current films to the public. About a mile to the north, Creake Abbey hosts an award winning farmers' market, along with shops, studios and the ruins of an Augustinian abbey founded in 1206.

North Creake is perfectly positioned for the coast with its long sandy beaches, walks and wildlife.

Nearby Burnham Market has much to offer too, perhaps a day at the world famous horse trials or a well-earned afternoon spent browsing its pretty boutiques. For a little culture, peruse Burnham Market's art galleries – the Fairfax Gallery has been exhibiting for more than 20 years and Pococks the Artmonger has an eclectic display. Or if you have little ones in tow, don't miss a trip to Mable's – unmissable with its pretty pink frontage – where you can encourage their artistic talent with a pot painting session or treat them to a bag of traditional sweets. Sample tasty treats at the Tuscan Farm Shop, Humble Pie Deli or Gurneys Fish Shop – this is a place to savour the finer things.

Eating out is also a joy with award winning Socius serving a British-inspired tapas menu on the edge of Foundry Place, and NoTwenty9's bar, restaurant and courtyard provides a relaxed spot to wine and dine on warm summer's nights.



Note from Sowerbys



Burnham Market

“North Creake is a wonderful village with lovely walks, and Burnham Market is close by, with many places to dine and shop.”

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SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

The property is currently un-banded due to being a holiday let.

ENERGY EFFICIENCY RATING

E. Ref:- 0337-8222-7200-0004-4226

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///skim.rear.watches

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